170.0	0006	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,000 / 934,000
					USE VALUE:	934,000 / 934,000
					ASSESSED:	934,000 / 934,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NYREN ROBERT J
Owner 2:	BELL MARGARET L
Owner 3:	
Street 1:	8 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETERSON MYRTA D -
Owner 2:	-
Street 1:	8 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,795 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Wood Shingle Exterior and 1765 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7795.000	473,700	2,600	457,700	934,000
Total Card	0.179	473,700	2,600	457,700	934,000
Total Parcel	0.179	473,700	2,600	457,700	934,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 529.33 | /Parcel: 529.3

Legal Description

User Acct 112915

GIS Ref

GIS Ref

Insp Date 08/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 170.0-0006-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	473,700	2600	7,795.	457,700	934,000	934,000	Year End Roll	12/18/2019
2019	101	FV	389,700	2700	7,795.	457,700	850,100	850,100	Year End Roll	1/3/2019
2018	101	FV	393,900	2700	7,795.	405,400	802,000	802,000	Year End Roll	12/20/2017
2017	101	FV	393,900	2700	7,795.	340,000	736,600	736,600	Year End Roll	1/3/2017
2016	101	FV	393,900	2700	7,795.	340,000	736,600	736,600	Year End	1/4/2016
2015	101	FV	346,000	2800	7,795.	294,200	643,000	643,000	Year End Roll	12/11/2014
2014	101	FV	346,000	2800	7,795.	284,400	633,200	633,200	Year End Roll	12/16/2013
2013	101	FV	332,300	2800	7,795.	270,700	605,800	605,800		12/13/2012

!13164!

PRINT

Date	Time
12/11/20	03:09:40

LAST REV

Date	Time
09/06/18	17:00:10
apro	
13164	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSON MYRTA	45739-136		7/29/2005		570,000	No	No		
	9997-383		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	112915
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2013	238	Add Bath	14,500	C				
3/10/2009	129	Dormers	18,000			G10	GR FY10	BUILD DORMER & ATT
7/22/2005	644	Redo Kit	20,000	C		G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	MEAS&NOTICE	HS	Hanne S
5/23/2013	Info Fm Prmt	EMK	Ellen K
10/31/2008	Meas/Inspect	355	PATRIOT
10/29/2005	MLS	MM	Mary M
1/27/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/10/1999	Measured	263	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7795		Sq. Ft.	Site		0	70.	0.84	8									457,697						457,700	

Total AC/HA: 0.17895 | Total SF/SM: 7795 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 457,697 | Spl Credit | Total: 457,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24506938
Const Adj.:	0.99989998
Adj $ / SQ:	155.618
Other Features:	113370
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	496565
Depreciation:	22842
Depreciated Total:	473723

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

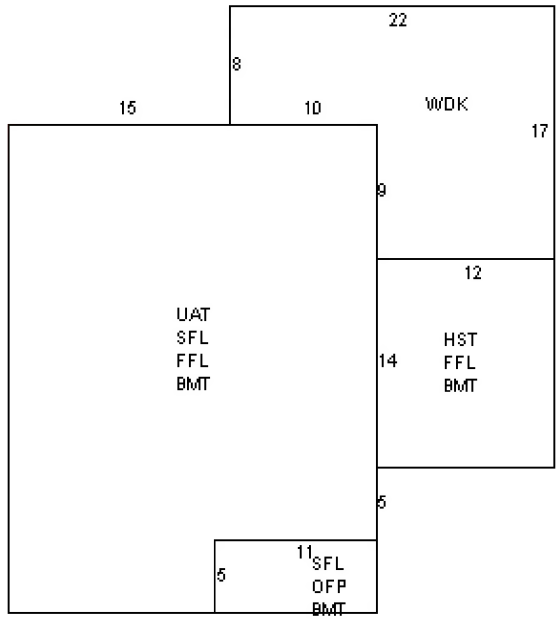
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.18
Special Features:	0	Val/Su Net:	144.03
Final Total:	473700	Val/Su SzAd	268.46

SKETCH



SUB AREA

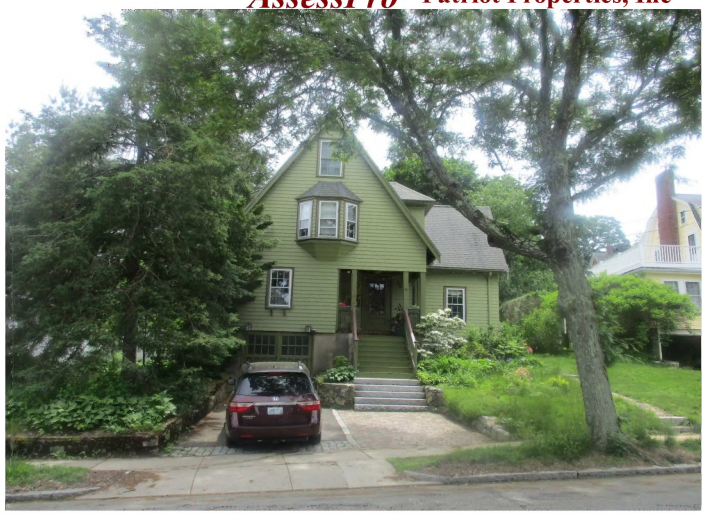
Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	993	46.690	46,359
FFL	First Floor	938	155.620	145,970
SFL	Second Floor	743	155.620	115,546
WDK	Deck	284	9.520	2,704
UAT	Upper Attic	193	62.250	11,983
HST	Half Story	84	155.620	13,072
OFP	Open Porch	55	44.000	2,420
	Net Sketched Area:	3,289	Total:	338,054
Size Ad	1764.5	Gross Are	4033	FinArea 1765

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0006-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	12X12	A	AV	1975	27.96	T	35.2	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600